

ITEM NO. _____

PREPARED BY: Diep Tran

COMMISSIONER _____

APPROVED BY: Lisa Kelly

RESOLUTION APPROVING CONTRACT IN THE AMOUNT NOT TO EXCEED \$42,942.00 WITH LOONEY RICKS KISS ARCHITECTS, INC. FOR PROVIDING ENGINEERING AND ARCHITECTURAL PRELIMINARY DESIGN ASSESSMENT SERVICES FOR THE RENOVATION OF 160 NORTH MAIN; AND THIS ITEM REQUIRES EXPENDITURE OF COUNTY CIP FUNDS IN THE AMOUNT OF \$42,942.00 FROM THE FY 2009-2010 BUDGET FOR CIP NUMBER 307371, OFFICE BUILDINGS. SPONSORED BY COMMISSIONER MIKE CARPENTER.

WHEREAS, The County intends to renovate the Shelby County Administration Building (SCAB) at 160 North Main as part of a comprehensive plan for office space efficiency in its downtown buildings; and

WHEREAS, The County has the need to hire a Consultant for Design, Bid and Project Construction Administration for the renovation of the Shelby County Administration Building; and

WHEREAS, Request for Proposal was requested and received on October 23, 2009, with the most responsive proposal being submitted by Looney Ricks Kiss Architects, Inc.; and

WHEREAS, Looney Ricks Kiss Architects, Inc. was selected by the Review Committee under RFP #10-009-16 to provide professional services; and

WHEREAS, The County desires to hire Looney Ricks Kiss Architects, Inc. to provide Engineering and Architectural preliminary design assessment services for the renovation of SCAB in the amount of \$42,942.00; and

WHEREAS, The Consultant has the knowledge and expertise to provide such services; and

WHEREAS, Funds are available in CIP Project Number 307371, Office Buildings; and

WHEREAS, It is necessary to appropriate funds in the amount not to exceed \$42,942.00 to fund this contract.

NOW, THEREFORE, BE IT FURTHER RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, That the contract with Looney Ricks Kiss Architects, Inc. in the amount not to exceed \$42,942.00 for Engineering

and Architectural preliminary design assessment services for the renovation of 160 North Main is hereby approved.

BE IT FURTHER RESOLVED, That funds in the amount not to exceed \$42,942.00 be and are hereby appropriated from CIP Project Number 307371, Office Buildings.

BE IT FURTHER RESOLVED, That the County Mayor is hereby authorized to execute any and all documents necessary to the intents of this resolution, executed copies of which documents shall be placed on file in Contracts Administration and Purchasing Department.

BE IT FURTHER RESOLVED, That the County Mayor and the Director of Administration and Finance are authorized to issue their warrant or warrants in an amount not to exceed \$42,942.00 to Looney Ricks Kiss Architects, Inc. for the purposes contained in this resolution and to take proper credit in their accounting therefor.

Joe Ford
Interim Mayor

Date _____

ATTEST:

Clerk of County Commission

ADOPTED _____

SUMMARY

I. Description of Item

The Shelby County Administration Building (SCAB) was built in the late 1960s. The building furnishings, mechanical systems, electrical systems, and supporting infrastructure are 40 years old and are past their intended useful life. The water piping throughout the building has deteriorated such that leaks frequently occur and cause damage to the building interior furnishings and content. The antiquated design of the mechanical and electrical systems restricts performance and energy efficiency of the building. (The average annual utility cost for commercial buildings in Tennessee is less than \$2.50 per square foot, while the average annual utility cost for SCAB is over \$3.50 per square foot.) Building codes for high rise buildings have changed considerably since the 1960s leaving the Administration Building non-compliant, especially regarding Americans with Disabilities Act (ADA) Title 2 regulations. The County intends to renovate the SCAB, as part of a comprehensive plan for office space efficiency in its downtown buildings. Renovations include, but are not limited to, asbestos abatement, Heating, Ventilating and Air Conditioning (HVAC) improvements, ADA Title 2 upgrades, parking garage improvements, emergency generator plant improvements, current high-rise building code compliance, electrical improvements, and office space efficiency modifications.

The attached resolution recommends approval of a contract with Looney Ricks Kiss Architects, Inc. for the provision of engineering and architectural preliminary design assessment services for the renovation of 160 North Main in the amount of \$42,942.00. Looney Ricks Kiss Architects, Inc. submitted the most responsive proposal with 30-35% LOSB participation. Funds are available in the FY 2009-2010 Budget for CIP Project Number 307371, Office Buildings.

II. Source and Amount of Funding

A. Amount Expended/Budget Line Item

FY 2009-2010 CIP PROJECT NO. 307372, 157 POPLAR

| | |
|---------------------------------------------|-----------------------|
| Original Allocation | \$2,350,000.00 |
| Prior Appropriations – Other Resolutions | (\$793,898.00) |
| Prior Budget Amendments – Other Resolutions | <u>105,000.00</u> |
| Unappropriated Balance | \$1,661,102.00 |
| This Appropriation | <u>(42,942.00)</u> |
| Unappropriated Balance, if Approved | <u>\$1,618,160.00</u> |

B. All Costs (Direct/Indirect)

| | |
|-------------------------|--------------------|
| Contract Amount | <u>\$42,942.00</u> |
| Total Projected Expense | <u>\$42,942.00</u> |

C. Additional or Subsequent Obligations or Expenses of Shelby County

None.

III. Contract Items

- A. Type of Contract: County/Consultant Agreement.
- B. Terms – Commence upon the execution of the contract and continue until the Services are complete, not to exceed 90 calendar days.

IV. Additional Information Relevant to Approval of this Item

Administration recommends approval of this Resolution.